

141.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

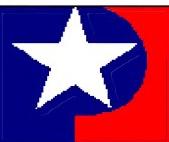
743,400 / 743,400

USE VALUE:

743,400 / 743,400

ASSESSED:

743,400 / 743,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH ALEXANDRA
Owner 2:	
Owner 3:	

Street 1: 82 MENOTOMY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,330 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 2377 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4330		Sq. Ft.	Site		0	70.	1.27	8									384,931						384,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										90449
										GIS Ref
										GIS Ref
										Insp Date
										05/05/18

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial				Full Bath: 1	Rating: Average												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Fair												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix: 1	Rating: Good												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1927	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct:	Fact: .			Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	7	3						
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Additions:									
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:									
Sec Int Wall:	%			Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Override:		%		Electric:									
Sec Floors:	%			Total:	18.6	%		Heating:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	7	3						
Subfloor:				Basic \$ / SQ: 125.00													
Bsmnt Gar: 1				Size Adj.: 1.25068641				COMPARABLE SALES									
Electric: 3 - Typical				Const Adj.: 0.98000199				Rate	Parcel ID	Typ	Date	Sale Price					
Insulation: 2 - Typical				Adj \$ / SQ: 153.209													
Int vs Ext: S				Other Features: 77700													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 440467													
% Com Wall:	% Sprinkled:			Depreciation: 81927													
				Deprecated Total: 358540													
MOBILE HOME				Make:													
SPEC FEATURES/YARD ITEMS				Model:													
				Serial #:													
				Year:													
				Color:													
PARCEL ID 141.0-0002-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:												
Total:																	
IMAGE																	
AssessPro Patriot Properties, Inc																	